011.A	0004	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	499,100	/	499,100
USE VALUE:	499,100	/	499,100
ASSESSED:	499,100	/	499,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-A	SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAPIA BRANDEN
Owner 2:	LAPIA LAURA
Owner 3:	
Street 1:	35 MORGANS WAY
Street 2:	
Twn/City:	HOLLISTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01746 Type:

PREVIOUS OWNER

Owner 1:	FREDETTE KEVIN T -
Owner 2:	-
Street 1:	24A SWAN PL UNIT 24A
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Clapboard Exterior and 843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	499,100			499,100
Total Card	0.000	499,100			499,100
Total Parcel	0.000	499,100			499,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.05 | /Parcel: 592.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

312180

GIS Ref

GIS Ref

Insp Date

07/26/18

!15786!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0004-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	499,100	0	.		499,100		Year end	12/23/2021
2021	102	FV	484,700	0	.		484,700		Year End Roll	12/10/2020
2020	102	FV	477,500	0	.		477,500	477,500	Year End Roll	12/18/2019
2019	102	FV	406,200	0	.		406,200	406,200	Year End Roll	1/3/2019
2018	102	FV	411,900	0	.		411,900	411,900	Year End Roll	12/20/2017
2017	102	FV	376,500	0	.		376,500	376,500	Year End Roll	1/3/2017
2016	102	FV	346,800	0	.		346,800	346,800	Year End	1/4/2016
2015	102	FV	320,700	0	.		320,700	320,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:22:03

LAST REV

Date	Time
11/12/21	15:38:52
jorourke	

USER DEFINED

Prior Id # 1:	9010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDETTE KEVIN	70646-84		2/20/2018		515,000	No	No		
REARDON CHERYL	59175-152		5/29/2012		339,000	No	No		
24-26 SWAN PLAC	55157-553		8/12/2010		315,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2021	USPS	JO	Jenny O
7/27/2021	Info Fm DEED	MM	Mary M
4/17/2019	SQ Returned	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
7/24/2013	Info Fm Plan	BR	B Rossignol
9/29/2012	MLS	EMK	Ellen K
1/31/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8228																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	20.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.34986496
Adj $ / SQ:	555.807
Other Features:	64297
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559484
Depreciation:	60424
Depreciated Total:	499060

COMMENTS

GLA=843 SF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	583.60
Special Features:	0	Val/Su Net:	592.05
Final Total:	499100	Val/Su SzAd	592.05

SKETCH

UnSketched SubAreas:
GLA: 843,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	843	555.810	468,545

Net Sketched Area:	843	Total:	468,545

Size Ad	843	Gross Area	843	FinArea	843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.A-0004-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	